

A. HECKSCHER BUYS WAMPAGE SHORES

Takes Development Near Port Washington, L. I., in Trade for 5th Avenue Lot.

36TH ST. APARTMENT HOTEL

site for it Purchased Near West End Avenue—Many Realty Trades Reported.

A steady in the real estate market extended to all sections yesterday, but with one or two exceptions. No property of unusual importance or value was involved. The principal outright sale was that of a dwelling on West End Avenue, which with an adjoining house, sold last week, will give way shortly to an apartment hotel, one of the most interesting items in yesterday's budget of the selling price of the lot on Fifth avenue between Sixty-ninth and Seventy-first streets, the sale of which August Heckscher was reported yesterday.

APARTMENT TO REPLACE BATH. The four-story and basement Turkish bath and dormitories, at 5 West Twenty-fourth street, to be made over into bachelor apartments with stores for the estate of James Simonot, at an estimated cost of \$50,000. Bert and John P. Walther are the architects.

BRONX BUILDERS IDLE. A two-story brick dwelling to cost \$8,000, and a garage, to be built for which place were met yesterday at the Bronx bureau. The house will be 21x52 and will be built on the west side of Olmstede avenue, 100 feet south of Mack avenue, for Daniel Bucher.

CITY DWELLINGS RENTED.

H. C. Simon & Co. have leased for Georgia Brown, the five-story American basement dwelling at 246 West 103d street to Rose Durars for a term of years.

BUSINESS PROPERTY RENTED.

Cross & Brown Company has leased to Lucy S. Morrow the building at 69 West Forttieth street to Mary S. Dempsey to be used as a millinery establishment. Mrs. Stern has leased her 10th floor, 23 East Twentieth avenue, street space to Miklos & Goldstein, for dealers, Thomas Humans, L.S. photographers, Manders-Thomson Company, publishers, and Prothal Manufacturing Company, makers of toilet preparations.

Frederick Fox & Co. have leased the twelfth floor in 252 Fourth avenue, through to 53rd East Twenty-fifth street, for a term of years to the A. L. Eisenstadt Company, 10,000 square feet of space. 504½ Broadway, corner of Twentieth street, for a term of years to Arthur Siegman & Co.

Leo J. Fisher has leased the seventh floor in the building being erected at 22 to 23 East Thirty-third street to Hirschfeld & Isaacs, dealers in leather goods, at 561 Broadway. The lease is for a term of years from February 1, 1914.

Arthur Falafsky, has leased in 212 Fifth avenue and 113½ Broadway, corner of Twenty-sixth street, to the Saratoga Lace Company, the eighteenth floor for ten years, also to the Eastern Rug and Trading Company, the sixth floor for five years, and to Kuppenheimer & Co. the fifth floor.

The Cross & Brown Company has leased the tenth floor in 1618 West Forty-second street to Chopak & Rosenberg tailors, for a term of years. Robert H. Pease is the lessee of the ninth floor.

Pease & Gilliam have leased to the Irving Hat Company, for a long term of years, the store and second floor, in the building at the northeast corner of Decatur and Ludlow streets.

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OTHER MANHATTAN SALES.

WESSTER STREET.—The Charles E. Bissell Construction Company has sold 201 and 203 Wooster street, a six-story loft building, on plot 36x100, between Bleeker and West Third streets. The buyer is the Convent Avenue Construction Company, Marcus Pollock, president, which gave in exchange the new six-story apartment house at the southwest corner of Concourse and 145th street, on plot 36x105.

WEST 14TH STREET.—The Bancroft Building Company has sold Sylvia Hall, a six-story elevator apartment house at 106 West 144th street, on plot 100x101, adjoining the southwest corner of Broadway. The buyer is the New York Real Estate Security Company.

ACTIVITY IN THE BRONX.

SOUTHERN BOULEVARD.—The Claffey Company has sold the northwest corner of Southern Boulevard and 183d street, a six-story tenement, on plot 30x100, to the Benenson Realty Company, which gave in part payment the northeast corner of 155th street and Hall place, a plot containing about 3,000 square feet, which will be improved with a tenement.

GEORGE STREET.—Frederick Zittel & Son have sold for the Jus Brattel corporation a plot of about four and one-half acres on the south side of Groton street, 200 feet east of Prospect avenue.

BRONXVILLE DWELLINGS SOLD.—Ed and Clarence S. Whiting, a group of town investors thirty-eight in number, living on Sixty-sixth and the street between Twenty-first and twenty-first avenues and ten plots on Sixteenth street, the deal involves

BRONXVILLE MARKET ACTIVE.—A large house has sold for a client of the Whiting group, a three-story flat, on Sixty-sixth street. The seller acquired the property from the Lawlers Mortgagors, through the same broker, Frederick Strong, who sold to George W. Miller, 212 Twenty-second street, Bronxville, a bungalow and garage, plot 100x100, at 100th street, to Charles W. Marshall.

FRANKLIN AVENUE.—Franklin Jr. has sold the one-acre plot on East Fifty-first street, the east side of Fort Lee, to the east of the east side of Franklin Avenue, for Charles E. Watson.

CHARLES W. MARSHALL & CO. have sold at 100th street, Bronxville, a plot 100x100, to Frank Whittaker to Alice E. Howes, atty. Frank Gross, West Chester, N. Y., \$400.

SAFETY AVENUE.—On Mar. 28, 1912, to Charlotte E. Clark, atty. Frank Miller, \$250.

SAME PROPERTY.—July 3, 1908.—Same to Edward F. Miller, 100th street, Bronxville, atty. Frank Miller, \$250.

WHITE PLAINS.—Bruce Brown, atty. Co. Throgm. Neck, July 27, 1912.—Grace Keenan to the City Real Estate Co., atty. Frank Miller, \$100.

WHITE PLAINS.—Dale O. Colahan, ref. to Ruth O. Reiss, 1718 Topping ave., June 16, 1912, atty. T. G. Muller, \$100.

CITY PLOT SOLD.—The Cross & Brown Company has sold at 100th street, Bronxville, a plot 100x100, to Samuel M. Morwin, 100th street, Bronxville, atty. Frank Miller, \$100.

NEW YORK CITY PLOTS SOLD.—The Cross & Brown Company has sold to Edward M. Nesmith a plot 75x100, on

the east side of Marion street, 238 feet north of Pierce avenue, Long Island City.

BUYS RYE DWELLING SITE.

Warren & Skillin have sold for S. Roger Mitchell, two and one-half acres of land at the corner of Forest and Main-street avenue, Rye, N. Y., to a client, who will build a residence for his own occupancy.

MONTCLAIR PLACE SOLD.

Hughes & Whitby have sold the Ellis estate, two and one-half acres of land and the Lincolnwood Club, Montclair Avenue, to W. Wikstrom for \$35,000. The property includes a large dwelling and stable and has frontages of several hundred feet on both streets. Three additional residences, costing about \$15,000 each, will be erected on the property.

CITY PROPERTY BUYERS.

Dr. Eli Long is the buyer of the dwelling at 32 West Eighty-eighth street, the sale of which by Gertrude A. Vanderbeck through Shawson & Holley was reported recently.

A. Schneider is the buyer of the dwelling at 122 West Eighty-eighth street, reported recently by William H. Ware for the estate of James E. Childs.

ANOTHER MOVE FOR BROADWAY.

On the southeast corner of Broadway and 107th street is to be erected a two-story office, store and residence, preparation for the Elmer Construction Corporation, Louis Schlesinger, president. It will be freehold of 100 feet and a depth of 92 feet by irregular. Victor Hugo Koehler, the architect, has estimated the cost at \$100,000.

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